

Attachment B

(Reserved for recording information)

GRANT OF PERMANENT EASEMENT FOR SANITARY SEWER PURPOSES

BETHEL UNIVERSITY, a Minnesota nonprofit corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the **CITY OF ARDEN HILLS**, a Minnesota municipal corporation, the Grantee, hereinafter referred to as the "City", its successors and assigns, forever, a permanent easement for sanitary sewer purposes over, on, across, under and through the land situated in the County of Ramsey, State of Minnesota, legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B" (the "Easement Property").

INCLUDING the rights of the City, its contractors, agents, servants, and assigns, to enter upon the Easement Property at all reasonable times to construct, reconstruct, inspect, repair, and maintain said sanitary sewer system over, across, on, under, and through the Easement Property, together with the right to grade, level, fill, drain, pave, and excavate the Easement Property, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said sanitary sewer system.

The above-named Grantor, for itself, its successors and assigns, does covenant with the City, its successors and assigns, that it is well seized in fee title of the Easement Property; that it has the sole right to grant and convey the easement to the City; that there are no unrecorded interests in the Easement Property; and it will indemnify and hold the City harmless for any breach of the foregoing covenants.

IN TESTIMONY WHEREOF, the Grantor hereto has signed this easement this 1st day of July, 2021.

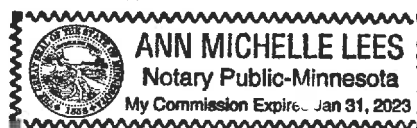
GRANTOR: **BETHEL UNIVERSITY**

By [Signature]
GLENN HOFER JR [print name]
Its DIRECTOR OF FACILITIES [title]
MAINTENANCE, CONSTRUCTION & OPERATIONS

STATE OF MINNESOTA)
) :ss
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 1 day of JULY, 2021, by GLENN HOFER, the DIR. OF FACILITIES of **Bethel University**, a Minnesota nonprofit corporation, on behalf of the entity.

[Signature]
Notary Public



DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
JJJ

EXHIBIT "A"
TO
GRANT OF PERMANENT EASEMENT

A 20.00 foot wide permanent easement for sanitary sewer purposes over, on, under, across and through Lot 1, Block 1, 2 PINE TREE NORTH, according to the recorded plat thereof, Ramsey County, Minnesota. The centerline of said easement is described as commencing at the southwest corner of said Lot 1; thence on an assumed bearing of North 89 degrees 26 minutes 20 seconds East, along the south line of said Lot 1, a distance of 10.00 feet to the point of beginning of said centerline; thence North 1 degree 32 minutes 27 seconds West 26.04 feet; thence North 11 degrees 57 minutes 09 seconds East 15.00 feet to a point hereinafter referred to as Point A; thence continuing North 11 degrees 57 minutes 09 seconds East 287.77 feet; thence North 25 degrees 32 minutes 34 seconds East 15.61 feet; thence North 26 degrees 46 minutes 34 seconds East 190.39 feet; thence North 33 degrees 58 minutes 55 seconds East 208.36 feet to a point hereinafter referred to as Point B; thence continuing North 33 degrees 58 minutes 55 seconds East 20.09 feet; thence North 41 degrees 11 minutes 37 seconds East 45.48 feet to the north line of said Lot 1 and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate on the west and north lines of said Lot 1.

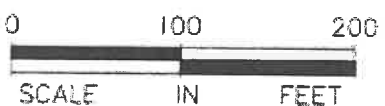
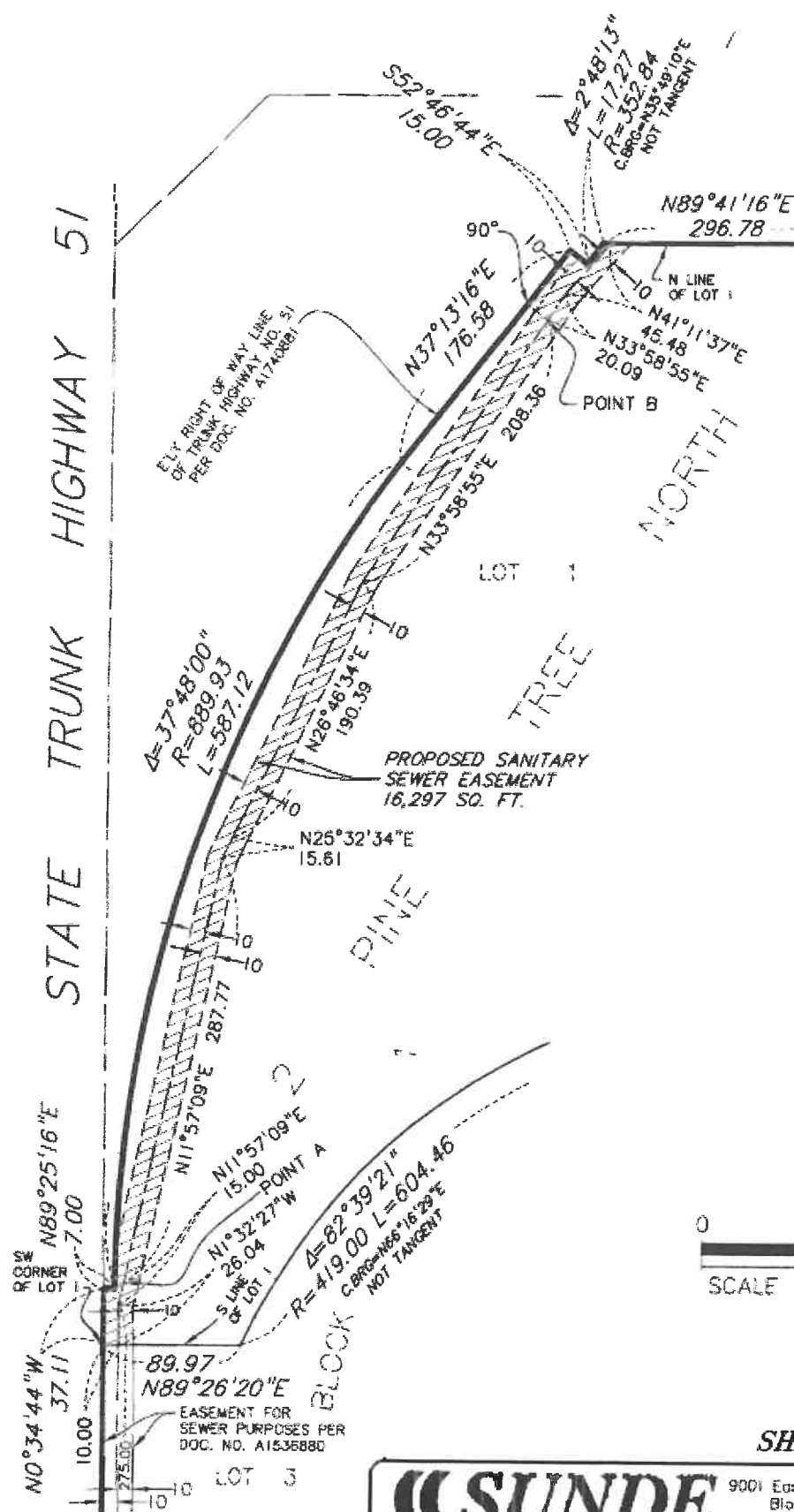
Together with that part of said Lot 1 lying westerly of the above described easement and lying southerly of a line drawn perpendicular to the west line of said Lot 1 from Point A described above.

Together with that part of said Lot 1 lying westerly of the first above described easement and lying northerly of a line drawn perpendicular to said west line of Lot 1 from Point B described above.

Property address: Pine Tree Drive
PID No. 34-30-23-12-0010
abstract

EXHIBIT "B" TO GRANT OF PERMANENT EASEMENT

*Easement
Description
Sketch For:*
**ARDEN HILLS
RE, LLC**



SHEET 2 OF 2 SHEETS

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